

Title Number : WA972439

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 15 OCT 2020 at 13:52:50 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

Rhif Teitl : WA972439

Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

Mae'r detholiad canlynol yn cynnwys gwybodaeth o gofrestr y teitl uchod. Darperir copi llawn o'r gofrestr gyda'r ddogfen hon a dylech ddarllen hwnnw er mwyn sicrhau bod y manylion cryno hyn yn gywir.

Nid yw'r detholiad hwn na'r copi llawn yn 'Gopi Swydddogol' o'r gofrestr. Derbynnir copi swydddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson gael indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swydddogol.

Mae'r detholiad hwn yn dangos gwybodaeth sy'n gyfredol ar 15 OCT 2020 am 13:52:50 ac felly nid yw'n ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r detholiad.

REGISTER EXTRACT

DETHOLIAD O'R GOFRESTR

Title Number	: WA972439
Rhif Teitl	
Address of Property	: Kinmel Hall, Kinmel, Abergele (LL22 9DA)
Cyfeiriad yr Eiddo	
Price Stated	: £1,450,000
Pris a Ddatganwyd	
Registered Owner(s)	: ACER PROPERTIES LIMITED (incorporated in The British Virgin Islands) of Kinmel Hall, Kinmel, Abergele, Conwy
Perchnogion Cofrestredig	LL22 9DA.
Lender(s)	: None
Rhoddwr Benthg	

Title number / Rhif teitl WA972439

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 15 OCT 2020 at 13:52:50. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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Copi yw hwn o gofrestr y rhif teitl isod. Mae'n dangos y cofnodion yn y gofrestr ar 15 OCT 2020 am 13:52:50. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r copi hwn.

Nid yw'r copi hwn yn 'Gopi Swyddogol' o'r gofrestr. Derbynnir copi swyddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson i indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swyddogol. Os hoffech gael copi swyddogol, mae gwefan Cofrestrfa Tir EM yn esbonio sut i wneud hyn.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

CONWY

- 1 (29.06.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Kinmel Hall, Kinmel, Abergele (LL22 9DA).
- 2 (29.06.2000) There are excluded from this registration the mines and minerals excepted by the Transfer dated 25 April 2000 referred to in the Charges Register.
- 3 (29.06.2000) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 25 April 2000 referred to in the Charges Register.

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (10.02.2012) PROPRIETOR: ACER PROPERTIES LIMITED (incorporated in The British Virgin Islands) of Kinmel Hall, Kinmel, Abergele, Conwy LL22 9DA.
- 2 (10.02.2012) The price stated to have been paid on 31 January 2012 was £1,450,000.
- 3 (10.02.2012) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (10.02.2012) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (29.06.2000) A Conveyance dated 1 December 1933 made between (1)Henry Bodvel Lewis Hughes (Vendor) (2)Henry Bodvel Lewis Hughes and others (Trustees) and (3)Clwyd Trust Limited (Purchasers) contains the following covenants:-

" Covenant by the Purchasers with the Vendor to the intent that covenant should be binding so far as might be on the owner for the time being of the hereditament thereby assured but upon the Purchasers only so long and so far as they were the owners of the same hereditament or any part or parts thereof and no more that the Purchasers and their successors in title would at all times thereafter in respect of each part or parts observe and perform the stipulations and conditions following:

That for the protection of the amenities of the rest of the Kinmel Estate then belonging to the Vendor or the owners for the time being thereof no part of the premises thereby assured should at any time thereafter be used as a Lunatic Assylum or Home for the reception or detention of insane persons and idiots or defective persons or for any like or similar purpose or as an Infectious Hospital or Home for the reception of tuberculous patients."

- 2 (29.06.2000) A Transfer dated 25 April 2000 made between (1) Malcolm Spencer Humbert Ring and others (2) Skipton Building Society (3) Malcolm Spencer Humbert Ring and others (4) Malcolm Spencer Humbert Ring and others (5) Hugh Simon Fetherstonhaugh and others and (6) Patrick John Fox contains restrictive covenants.

NOTE: Original filed.

- 3 (15.10.2012) UNILATERAL NOTICE in respect of a vendor's lien arising in relation to the balance of the purchase price contained in a Contract dated 7 December 2011.

NOTE: Copy filed.

- 4 (15.10.2012) BENEFICIARY: DWF LLP OF 1 Scott Place, 2 Hardman Street, Manchester M3 3AA.

End of register / Diwedd y gofrestr

Title number / Rhif teitl WA972439

These are the notes referred to on the following copy of the title plan.

Dyma'r nodiadau y cyfeirir atynt ar y copi canlynol o'r cynllun teitl.

This is a copy of the title plan on 15 OCT 2020 at 13:52:50. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

Copi yw hwn o'r cynllun teitl ar 15 OCT 2020 am 13:52:50. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r copi hwn.

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Nid yw'r copi hwn yn 'Gopi Swydddogol' o'r cynllun teitl. Derbynnir copi swydddogol o'r cynllun teitl fel tystiolaeth mewn llys i'r un graddau â'r gwreiddiol. Mae hawl gan berson i indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swydddogol. Os hoffech gael copi swydddogol, mae gwefan Cofrestrfa Tir EM yn esbonio sut i wneud hyn.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Mae Cofrestrfa Tir EM yn ymdrechu i sicrhau bod delweddau cynlluniau teitl o safon uchel a bod y raddfa yn gywir. Bydd ansawdd a chywirdeb unrhyw argraffiad yn dibynnu ar eich argraffydd, eich cyfrifiadur a'i osodiadau argraffu. Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.

This title is dealt with by HM Land Registry, Wales Office.

Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

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© Hawlfraint y Goron. Cynhyrchwyd gan Gofrestrfa Tir EM. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded 100026316.

